

SOUTH SALT LAKE GENERAL PLAN 2040

Planning Commission Briefing

July 1, 2021



SCHEDULE

- ~~May 20~~

- ~~Housing~~
- ~~Economic Development~~

- ~~June 3~~

- ~~Parks, Trails, Recreation, Open Space~~
- ~~Transportation & Connectivity~~

- ~~June 14~~

- ~~Community Event @ State of the City~~

- ~~June 17~~

- ~~Community Facilities~~
- ~~Natural Environment & Sustainability~~
- ~~Natural Hazards & Resiliency~~

- July 1 (Tonight)

- Community Vision & Future Land Use
- Future Land Use Map

- July 15

- Public Hearing
- Recommendation to City Council



Community Vision

2040 Vision Statement

South Salt Lake is a community that fosters diversity, equity, and inclusion. South Salt Lake is a city of safe and enduring neighborhoods where people are connected to jobs, vibrant retail areas, green spaces, and each other. As the City on the Move, we take advantage of our unique location and unparalleled transportation options. We are a modern city that is home to parks and green spaces, clean water ways, and sustainable services and policies. South Salt Lake residents embrace diversity, feel part of the community, and share an enthusiasm for their “small city with big opportunities.”



Guiding Value #1

- Diversity, Equity, & Inclusion

We value the cultural diversity of our residents, visitors, neighborhoods, shops, and restaurants. We support continued and increased diversity in the community. We promote and support policies and services that treat all members of the community fairly and impartially. We are committed to equitable access to the community, its amenities, and resources. All members of the community are active participants and enjoy the benefits of living or working in South Salt Lake.



Guiding Value #2

- Safe, Cared for, & Vibrant

We value a community that is safe, cared for, and vibrant. A community where people take pride in their home or business and have a sense of community. Ours is a community where buildings, roadways, and public amenities create safe walking, bicycling, and play areas; enhance awareness of neighborhood activities and interactions; and encourage positive interactions between all members of the community. We are a community where people enjoy visiting parks and shops and spending time in the neighborhoods and business areas getting to know their community and each other.



Guiding Value #3

- Enduring & Resilient

We value the community passed on from prior generations of South Salt Lake residents and businesses. We believe it is our responsibility to pass on a healthy and vibrant City to the next generation. Our decisions today will consider the needs of the future. We partner and cooperate with each other and surrounding cities, communities, the County and the State to implement policies and projects that make SSL more resilient and enduring.



Guiding Value #4

- Connected, Sustainable, & Healthy

We value a healthy environment. We believe it is our responsibility to protect water quality, the watershed, and air quality through the wise use of land. We take advantage of active transportation and open space to support healthy activities that contribute to our physical and mental health and protect our natural resources.



WHAT OUR COMMUNITY IS SAYING



TRANSPORTATION

SAFE PLACES TO WALK AND BIKE
PEDESTRIAN CROSSINGS
TRANSPORTATION OPTIONS
TRAFFIC MAJOR ARTERIALS
CONNECTIONS

QUALITY OF LIFE

HEADED IN RIGHT DIRECTION
RECYCLING PROGRAM CULTURAL ACTIVITIES
SENSE OF COMMUNITY FUNKY VIBE
DIVERSE AND CREATIVE CITY NEW SENIOR CENTER
RETAIN CURRENT RESIDENTS RELIABLE INTERNET

PARKS & RECREATION

NEW RECREATION CENTER
IMPROVING EXISTING PARKS
MORE PARKS AND RECREATION
TRAILS AND BIKE LANES
MORE NATURAL OPEN SPACE

SAFETY

STREET LIGHTING
SIDEWALK MAINTENANCE
UNSHeltered RESIDENTS
EMERGENCY CALL BOXES
PEDESTRIAN SAFETY
EMERGENCY SERVICES

NEIGHBORHOOD LIVABILITY

IDENTITY & PRIDE
GROWTH & SERVICES
DIVERSITY, EQUITY, INCLUSION & ACCESSIBILITY

ENVIRONMENT

NATURAL RESOURCES
URBAN FORESTRY JORDAN RIVER
INFRASTRUCTURE IMPROVEMENTS
ENVIRONMENTALLY-FRIENDLY POLICIES

HOUSING / NEIGHBORHOODS

MAINTAINING NEIGHBORHOODS **MIX OF RETAIL AND SERVICES**
ATTRACT FAMILIES **UNIQUE NEIGHBORHOODS** QUIET AND FRIENDLY
AFFORDABLE HOUSING ADU'S HOUSING OPTIONS CODE ENFORCEMENT

ECONOMIC DEVELOPMENT

IDENTITY CULTURAL ACTIVITIES
DISTINGUISHABLE PUBLIC PLAZAS **RESIDENT NEEDS** GOOD MIX
MORE ESTABLISHED DOWNTOWN
ECONOMIC DEVELOPMENT SPECIALTY SHOPS **ADD JOBS**
NIGHTLIFE **PLACE-MAKING** RESTAURANTS AGING INFRASTRUCTURE
SERVICES STORE FRONTS AND BEAUTIFICATION **GROWTH**

Goal #1

South Salt Lake neighborhoods support livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.



Provide walkable neighborhoods with complete sidewalks in good repair.

- Complete an inventory of walkability needs and the pedestrian environment including review of the sidewalk inventory, street tree inventory, crosswalks and safety upgrades, traffic calming, 10-minute walk gaps, and school walk routes to prioritize areas in need of investment.
- Create a funding strategy to address identified sidewalk gaps and replacements over time.
- Identify appropriate funding sources to complete the pedestrian system.
- Implement the streetlighting recommendations from the Streetlighting Master Plan.



Provide multi-modal linkages within and between neighborhoods to promote walking/biking access to parks, schools, trails, transit, services, and retail areas.

- Complete an inventory of street crossings and identify locations for improved pedestrian and bicycle crossings using appropriate warning and marking systems including warning lights, raised crosswalks, HAWK crossings, and painted crosswalks.
- Identify bicycle routes to enhance connectivity and minimize auto/bicycle negative interactions.
- Add connections and linkages as appropriate to increase connectivity throughout the City. Particularly in areas affected by major highways, interstates, and railways.



Goal #2

Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.



Provide multi-modal linkages within and between neighborhoods to promote walking/biking access to parks, schools, trails, transit, services, and retail areas.

- Complete an inventory of areas with adequate existing or planned transportation, transit, and utility infrastructure to support varying levels of need for high-, medium-, and low-density housing options.
- Identify additional amenities and services needed to support residents of high-, medium-, and low-density housing including parks, plazas, trails, sidewalks, streetlighting, bike lanes and walkable neighborhood nodes



Identify the infrastructure, services, and amenity needs of various land use types and ensure that areas zoned or rezoned for those uses have or will include the necessary infrastructure, services, and amenities with adequate capacity for the proposed use.

- Evaluate current location of key amenities and services in relation to development opportunities and identify needed amenities and services to support anticipated future land use.
- Work with public and private partners to identify possible funding sources for needed amenities and services.
- Evaluate capacity and current utilization of transportation, water, wastewater, and storm drainage infrastructure to determine possible necessary upgrades to accommodate anticipated future demand.
- Identify possible funding strategies including impact fees, grants, public-private partnerships, private funding and CIP allocations.



Goal #3

South Salt Lake takes advantage of opportunities relating to its location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.



Work with adjacent municipalities, Salt Lake County, Wasatch Front Regional Council, the State of Utah, and other groups to coordinate planning and service needs.

- Participate on the various Wasatch Front Regional Council committees and boards.
- Hold regular discussions with adjacent municipalities to discuss upcoming projects, plans, and policy changes.
- Take advantage of private non-profit, Federal, and State level programs and funding for open space, trails, and the Great Salt Lake Initiative.
- Identify a location and funding partners for a South Salt Lake Recreation Center



Goal #4

Enhance community pride and identity.



Create a distinct identity using signage and a way-finding system to mark the transition from surrounding jurisdictions to South Salt Lake.

- Enhance “Gateway” elements using signage, wayfinding, lighting, and landscaping at key entrances to the City.
- Create a “streetscape” language for major corridors that reinforces South Salt Lake’s unique identity and the transition into the City from other jurisdictions.



Create distinct identities for sub-districts within the City to reinforce the sense of place and neighborhood identity.

- Prioritize key business districts to continue to attract private investment.
- Prepare a strategy for outreach and engagement in all neighborhoods.



Build on the success of existing festivals, public art, and other community arts programs

- Invest in the Historic Scott School as the community's arts hub.
- Explore the expansion of art-based community activities and events throughout the City.
- Involve individuals from South Salt Lake's various diverse groups and cultures to plan, organize, and hold activities throughout the year.
- Expand youth-art programs to integrate art into the neighborhoods.
- Build on the success of the downtown neighborhood and create industries and arts-based businesses.



Enhance neighborhood livability through proactive and coordinated code enforcement.

- Create an inventory of abandoned and derelict buildings in the City for targeted enforcement and possible redevelopment.
- Identify and make available a “menu” of strategies to encourage rehabilitation and reinvestment in existing structures to preserve neighborhood cohesion and surrounding property values.



Goal #5

Manage the General Plan according to best planning practices.



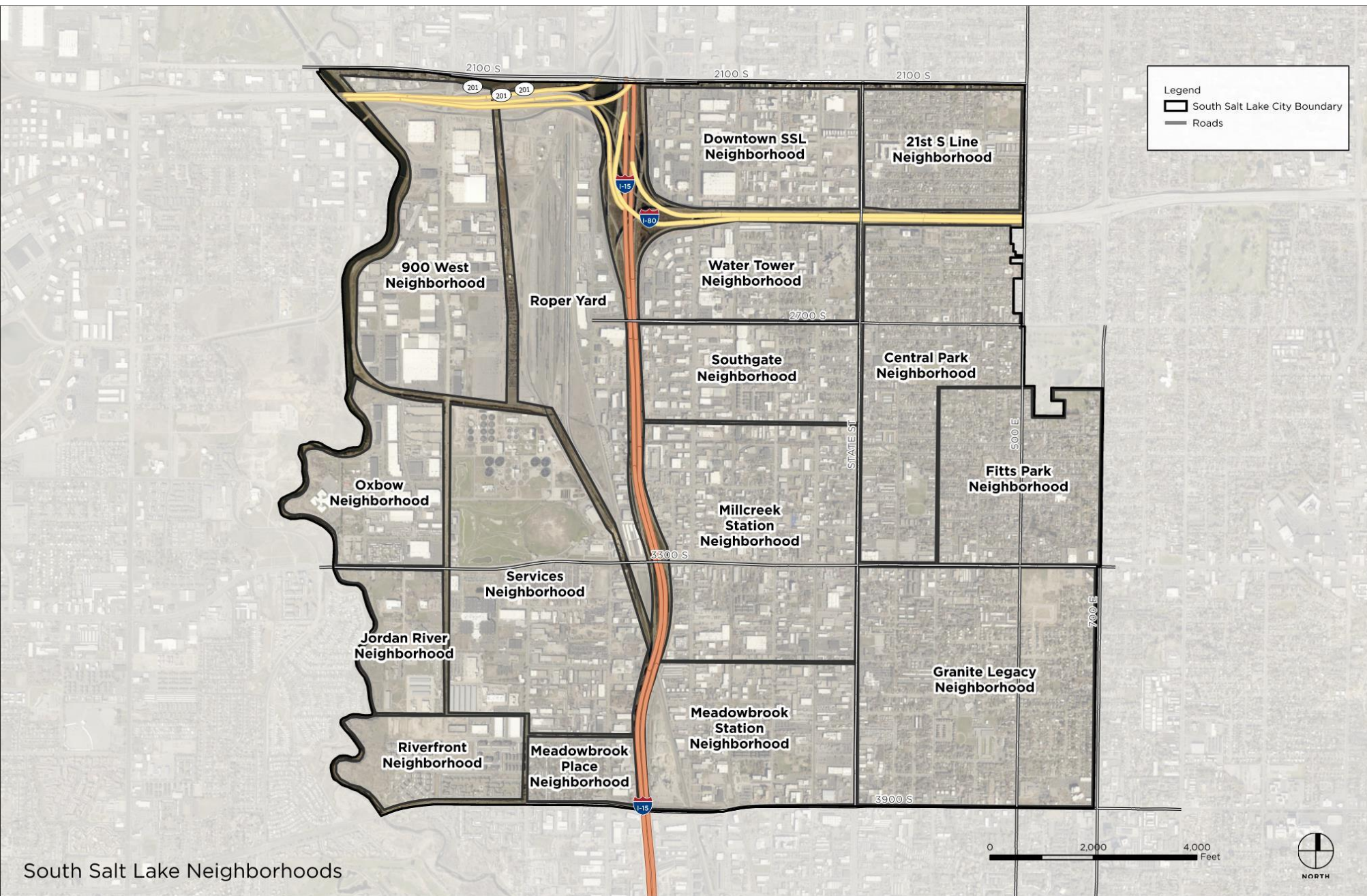
Evaluate land use and development decisions based on the provisions of the General Plan.

- Amend the General Plan only when necessary.
- Update the General Plan every 5 – 10 years.



Future Land Use & Neighborhoods





South Salt Lake Neighborhoods





- LEGEND**
- South Salt Lake City Boundary
 - Public Facilities
 - Granite District Schools
 - Fire Stations
 - Public Libraries
 - Law Enforcement
 - Trailheads
 - PARLEY'S TRAIL**
 - Existing
 - Proposed
 - MILLCREEK TRAIL**
 - Existing
 - Proposed
 - MEADOWBROOK TRAIL**
 - Existing
 - Proposed
 - JORDAN RIVER PARKWAY TRAIL**
 - Jordan River Parkway
 - Streams
 - PARKS MAINTAINED BY:**
 - Salt Lake County
 - South Salt Lake
 - TRANSPORTATION**
 - Light Rail Station
 - Proposed TRAX
 - Proposed Trax Station TOD Area
 - Central Point Half Mile Radius
 - UTA Light Rail
 - TRAX STATION TRANSIT SUPPORTIVE AREA**
 - TRAX Station Transit Supportive Area
 - FUTURE LAND USE CONCEPT AREA**
 - Downtown SSL Area
 - Flex Commercial Area
 - Medium Density Mixed Use Area
 - Rail Serviced Commercial Area
 - Business District Area
 - Institutional
 - Low-Medium Area
 - Low-Medium Mixed Use Area
 - NEIGHBORHOOD CHARACTER AREAS**
 - Neighborhood Character Areas
 - Possible Neighborhood Nodes
 - NATURAL PRESERVATION AREAS**
 - OPEN SPACE
 - Natural Preservation Area
 - New Park Space Opportunity
 - MEDIUM DENSITY CORRIDORS**
 - FUTURE CORRIDOR CONCEPT AREAS
 - Medium Density Corridor
 - Multi-Modal Friendly Corridor
 - Life on State Frontage Plan
 - Gateway Areas
 - Catalyst Areas
 - Roads
 - Highways



Future Land Use Map Area Types

- Neighborhood Character Areas – Maintain the density & massing of existing residential and/or neighborhood serving commercial areas.
- Neighborhood Nodes – Areas for consideration of neighborhood serving retail and services considering:
 - Capacity of collector & neighborhood road network
 - Walking and biking access
 - Parking requirements & location
- Medium Density Corridor Areas – Areas with appropriate transportation networks and existing or planned services & amenities to support housing at 35-60 du/acre and commercial of 3-6 stories



Future Land Use Map Area Types (Cont'd)

- Downtown SSL
 - Core Area – Within 1/4 mile of station platforms and existing or planned services and amenities unlimited density limited by setbacks and parking
 - Transition Area – Remaining area with existing or planned services and amenities unlimited density limited by height, setbacks, and parking
- Medium Density Mixed-Use Areas – Areas within ½ mile of TRAX or streetcar station with appropriate transportation networks and existing or planned services & amenities to support housing at 35-60 du/acre and commercial of 3-6 stories
- Business Development Areas – Employment focused areas with appropriate transportation networks and existing or planned services & amenities to support high quality commercial uses



Future Land Use Map Area Types (Cont'd)

- Rail-Serviced Commercial Area – Heavy-rail or interstate served areas for preservation and expansion of large format commercial uses.
- Flex-Commercial Area – Areas with access to the interstate and arterial network for preservation and expansion of large format public and private uses.
- Nature Preservation Areas – Areas near the Jordan River and Mill Creek for preservation of natural areas, trails, and nature education centers.
- Community Gateways – Primary access points to SSL for urban design treatments including signage, landscaping, streetscape, wayfinding, streetlighting, etc.
- Parks – Existing and planned parks
- Trails – Existing and planned trails
- Recreation Facilities – Existing facilities



Future Land Use Map Area Types (Cont'd)

- Catalyst Areas
 - Downtown SSL
 - Entertainment Area
 - Cultural Area
 - 3300 South (West & East)
 - State Street Corridor
 - Roper Yard/900 West/Oxbow
 - Millcreek & Meadowbrook Station Areas
 - Neighborhood Nodes
 - S-Line Stops
 - Creative Businesses Area
 - Brewery Row



RIVERFRONT

The Riverfront neighborhood has been the focus of new development in recent years. This area on the Jordan River is transitioning from commercial uses to single- and multi-family housing and includes a new elementary school. Neighborhood boundaries are 3655 South on the north, 700 West on the east, the Jordan River on the west and 3900 South on the south. Figure III-X is a map of the area.

THE NEIGHBORHOOD TODAY

Residential land uses represent 56 percent of the area of the neighborhood. Commercial and industrial land uses represent 13 percent of the area and institutional/exempt uses 30 percent. There are open space parcels in the neighborhood, however, there are close to 0 percent of the total area.

TRANSPORTATION & CONNECTIVITY

The Riverfront neighborhood is accessible primarily from 3900 South. 900 and 700 West are secondary routes.

The neighborhood is served by a bus line and is adjacent to the Jordan River Parkway Trail.

PARKS & OPEN SPACE

This neighborhood is served by General Holm Park in South Salt Lake and Sunnyside Park in Midcreek on the south side of 3900 South.

INSTITUTIONAL USES

The institutional/exempt uses in the Riverfront neighborhood include the Clara Walker Elementary School and County-owned parcels adjacent to the Jordan River.

COMMERCIAL USES

Commercial uses are located primarily on the north side of Fine Drive. The uses pre-date residential development in the area. According to input during the public engagement process negative interactions between the businesses and residences is minimal.

FIGURE III-X: RIVERFRONT NEIGHBORHOOD MAP



FIGURE III-X RIVERFRONT NEIGHBORHOOD LAND USES - 2020



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040 | LAND USE, COMMUNITY & NEIGHBORHOODS

KEY CONSIDERATIONS FOR THE FUTURE:

This neighborhood includes several designations on the Future Land Use Map.

Neighborhood Character Areas in the River Front neighborhood include a mix of residential types including single-family and medium density housing. This neighborhood includes new single- and multi-family home development.

The developments in this area are internally connected and there is a trailhead for the Jordan River Trail. However, the neighborhood is disconnected from other areas of South Salt Lake. Preferred pedestrian and bicycle routes that avoid the heavy traffic on 3900 South should be identified.

VT NEIGHBORHOOD FUTURE VISION



OUR NEXT MOVE SOUTH SALT LAKE GENERAL PLAN 2040 | LAND USE, COMMUNITY & NEIGHBORHOODS



Goal #1

Continue to welcome new residents and businesses into
South Salt Lake



Accommodate a diversity of housing types, costs, and densities to encourage a diverse population.

- Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.
- Complete neighborhood plans that identify appropriate locations for neighborhood nodes or amenities or services within walking distance of residents



Identify areas of the City for higher density employment-based uses to take advantage of existing and planned infrastructure.

- Invest in a business hub in the City to attract higher-wage jobs to the community
- Review and revise as appropriate existing design standards for business and commercial areas to ensure they enhance South Salt Lake's unique and identifiable urban fabric.
- Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal.



Goal #2

Enhance urban and streetscape design in the City to support South Salt Lake's distinct image and enhance community pride.



Require a high level of design in areas transitioning to new uses and densities.

- Review and revise as appropriate existing streetscape and urban design requirements for neighborhoods throughout the City
- Review and revise as appropriate South Salt Lake's transit-oriented development land use plans, policies, and zoning provisions to measure effectiveness and consistency with the goals of this plan.
- Enhance the street appearance in business and commercial areas.
- Make business and commercial areas pedestrian and bicycle friendly.



Enhance the livability of existing and planned residential neighborhoods

- Enhance programs that improve neighborhoods and keep residential streets clean and attractive.
- Review and revise as appropriate zoning provisions that address transitions between residential and business areas.



Implement best practices in the regulation of development and land uses

- Regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility.
- Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected
- Encourage mixed use neighborhoods in appropriate locations to reduce reliance on automobile travel and increase transit ridership.
- Review and revise as appropriate current on- and off-street parking requirements and regulations to create a City-wide parking strategy



Goal #4

Preserve the unique identity of South Salt Lake



Create an historic preservation strategy

- Complete an inventory of neighborhoods and areas with distinct architectural and urban forms.
- Complete an inventory of existing historic buildings in South Salt Lake
- Create a strategy for preserving the history of important places in the City.



Appropriately seek the redevelopment of legal non-conforming uses, properties and structures to be more conforming over the long term.

- Review and revise as appropriate the City's current zoning and development provisions relating to non-conforming uses, properties and structures
- Create a strategy for addressing non-conforming uses, properties, and structures.



